



Orchard Mews

KIDLINGTON • OXFORD

EDE HOMES

EST. 1959



ORCHARD MEWS



The Ede Homes Difference is Quality

EDE HOMES is proud to be a family firm, and this underpins the values on which we base our whole business: we take great pride in the quality of our construction, our commitment to our buyers' satisfaction and the after-sales care we provide. We have invested many years in our business so you can enjoy your new home for many years to come.

Our sensitive developments reflect and take cues from their surroundings, whether urban or rural, and our use of appropriate materials – sourced locally wherever possible – enhances the overall appearance of the development.

Whatever the size of house, we pride ourselves on always maintaining the highest standards in

planning, design, construction and finish, meaning you can be confident in the quality of your new home, whatever your budget.

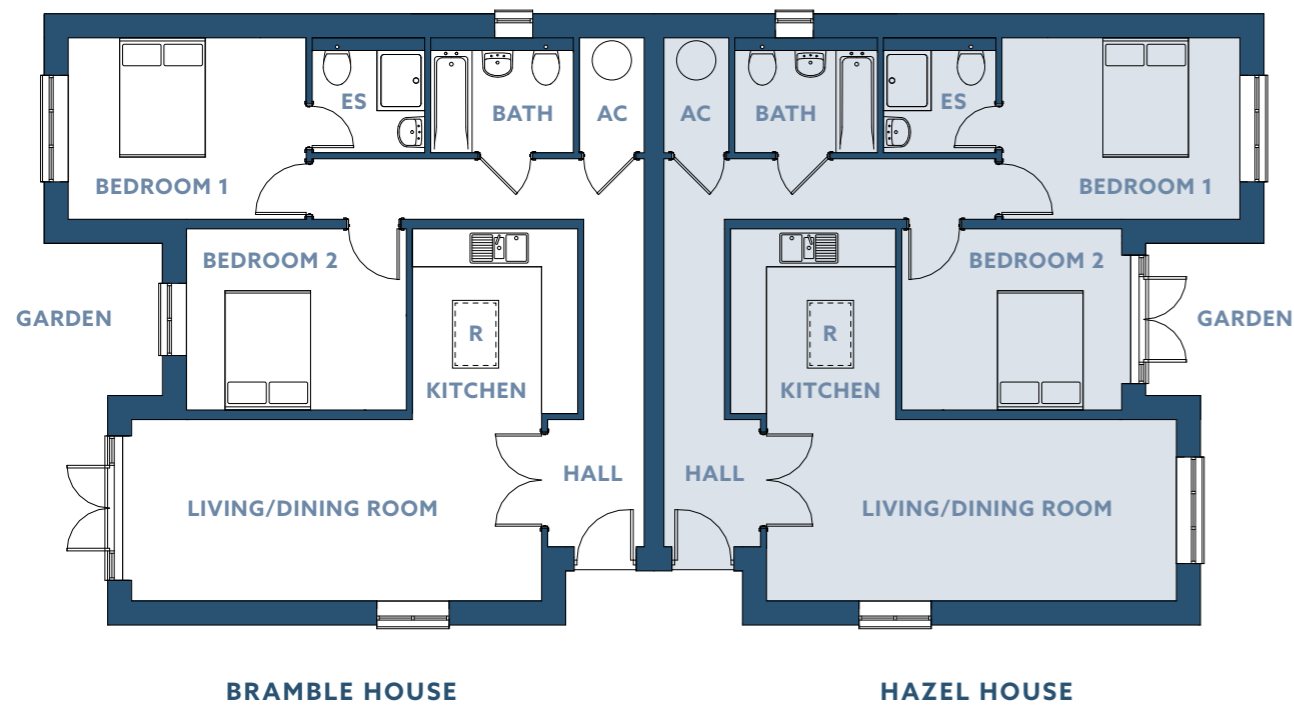
And our commitment to the highest standards doesn't end when you move in: our friendly team will guide you through the handover process, running through everything you need to know about your new home.

We provide our own two-year warranty, during which we are personally on hand to address any issues which might occur, as well as an insurance-backed ten-year building warranty with an established provider such as NHBC.



Bramble House Hazel House

TWO BEDROOMS • ONE ENSUITE
SECURE CYCLE STORAGE



BRAMBLE HOUSE

HAZEL HOUSE

GROUND FLOOR

LIVING/DINING ROOM	6850 x 3055 mm	22' 6" x 10' 0"
KITCHEN	2780 x 3030 mm	9' 1" x 9' 11"
BEDROOM 1	4000 x 3185 mm	13' 1" x 10' 5"
ENSUITE	1955 x 1900 mm	6' 5" x 6' 3"
BEDROOM 2	3700 x 2985 mm	12' 2" x 9' 9"
BATHROOM	2400 x 1955 mm	7' 10" x 6' 5"

AC Airing cupboard C Cupboard R Rooflight

The floor plans are identical but mirrored, except for the French doors Computer generated image for illustration only Measurements are approximate and are maximum dimensions

WHAT OUR BUYERS SAY...

We are utterly delighted with the house, the quality of the finish and the professionalism of the Ede Homes team!

ELIZABETH & DAVID, ARDINGTON





Specification

KITCHEN

- Fully fitted contemporary or traditional style kitchen by Nobilia with Silestone worktops, upstands and splashbacks, and under-unit lighting
- Neff integrated appliances including electric oven, induction hob, cooker hood, combi microwave, fridge/freezer and dishwasher; integrated washer/dryer

BATHROOM & ENSUITE

- Classic white sanitaryware with chrome taps and fixtures
- Dual flush toilets to reduce water usage
- Low level shower trays with glazed shower panels, hair wash facility and rainfall shower head (where possible)
- Recess with lighting (where possible)
- Chrome ladder towel rail
- Walls fully tiled with Minoli ceramic tiling, from selected ranges
- Chrome shaver point in bathroom and ensuite

ELECTRICAL

- Brushed chrome switches and sockets in kitchen; white finish in all other rooms
- LED downlighters in kitchen, bathroom and ensuite
- Lumi-Plugin integrated downlight/smoke alarm in hall
- TV, Sky and data points for interactive services in living room, kitchen/dining room and bedrooms
- USB sockets in kitchen, living/dining room and bedroom 1
- Main incoming BT in hallway

INTERIOR FINISHES

- Cottage-style white doors with brushed steel ironmongery
- Walls painted in white emulsion; architrave and skirting in white satin; ceiling in white matt

EXTERIOR FINISHES

- UPVC front door in Anthracite grey with brushed chrome ironmongery
- Double glazed UPVC windows
- Double glazed UPVC French doors to garden

Ede Homes reserve the right to change the specification without notice and substitute items of equivalent or higher quality. Interior images are digitally dressed photographs of Orchard Mews. Furniture and flooring are illustrative but fittings and finish are as installed.

- Turfed garden with planting (subject to planning)
- Patio areas and paths paved in Indian Riven Sandstone
- External lighting to front and rear
- External tap
- External double socket and EV charging point
- 1.8m closeboard gate to side access

HEATING

- Air source heat pump
- Underfloor heating with room controls
- Electric underfloor heating in bathroom

SECURITY & PEACE OF MIND

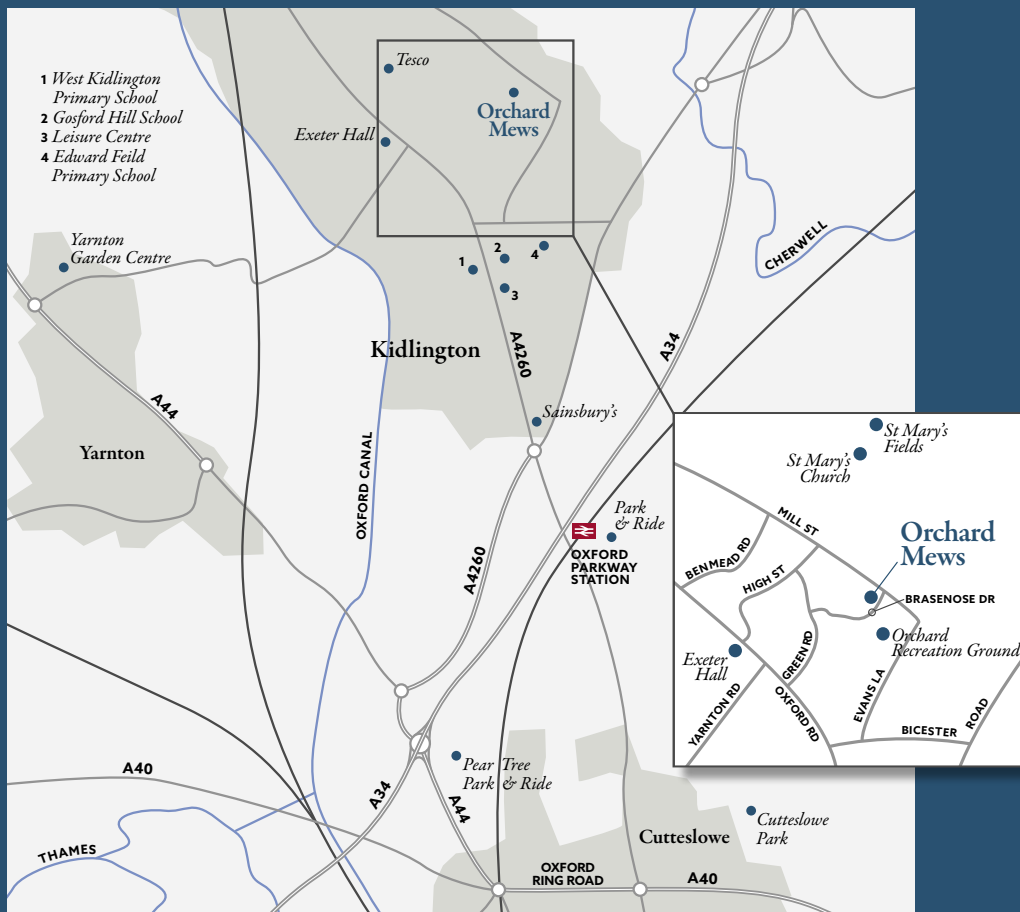
- Front door with multi-point lock system
- Appliance warranty direct with manufacturer
- Two-year warranty direct with Ede Homes
- NHBC ten-year warranty

ADDITIONAL FEATURES

The following items are available at extra cost. Please discuss with our sales team.

- Carpet and flooring in areas where floor tiling is not laid
- Floor tiling in kitchen and bathrooms from selected ranges
- Draks fitted wardrobes in bedrooms
- Wireless intruder alarm with PIR room sensors
- Ring CCTV





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OX5 2HD

For all enquiries and to arrange a site visit,
please contact our Sales Team

01993 890760

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UNIQUE HOMES, CONTEMPORARY STYLING

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